



THE CROSSINGS

**SUPER 1 FOODS NOW
OPEN!!**

NEC OF HWY 95 AND HWY 54
ATHOL, ID 83801

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Taylor Gibbons
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Grocery Anchored Parcels



FOR SALE, LEASE OR BUILD TO SUIT

Sale Price And Lease Rates Negotiable

Lot Sizes: .5-32 Acres

Traffic Counts 4160 CPD as of
07-2016

PARCEL HIGHLIGHTS

- Super One Foods now open!!
- Pads for Sale or Lease
- Grocery, Retail and Services
- Highway Frontage on 2 Highways
- Mass Graded
- Utilities to Pads
- No Impact Fee's
- No Permit Fee's
- No Sewer Connection Fee's

Super One Foods Now Open!



ATHOL, ID

Perfect Outdoors RV Park Location at the Gateway to the North.

5 Ski Resorts within 1 hour (Schweitzer Mountain Resort, Silver Mountain, Lookout Pass, Mount Spokane and 49 Degrees North)

Close to both Spokane and Coeur d'Alene, ID

6 minutes from Farragut State Park and Lake Pend Oreille

22 Mins to Hayden Lake, ID

41 Minutes to Lake Coeur d'Alene

1 hour to Priest Lake

1 hour and 40 minutes to Canadian Border

Site Renderings



Photos



Nearby Attractions

SILVERWOOD THEMEPARK

- Located in beautiful North Idaho, Silverwood Theme Park has over 70 rides, slides, shows and attractions, including four roller coasters, Boulder Beach Water Park, a steam engine train, live entertainment, restaurants, and more... Silverwood has 650,000 annual guests and a season spanning from May to the end of October.
- Silverwood Theme Park is an amusement park located in Northern Idaho. Over the years, Silverwood has grown in both size and popularity, transforming from a small local amusement park to a regional theme park destination. In 2003, an adjacent waterpark named Boulder Beach Water Park was opened. Entrance to Boulder Beach is included with admission to Silverwood Theme Park. In 2009, Silverwood began an annual Halloween event called Scarywood, held during the month of October.
- Today, Silverwood is the largest theme and water park in the American Northwest on 413-acre and boasting more than 65 rides, slides, shows and attractions. It is the Northernmost theme Park in the United States.



FARRAGUT STATE PARK

- The 4,000-acre park is 5 miles east of Athol in Kootenai County.. Activities include camping, picnicking, hiking, mountain biking, cycling, fishing, boating, swimming, water sports, orienteering, disc golf, flying model aircraft, archery, and horseback riding.
- The park adjoins the deep-water on Lake Pend Oreille, where the Navy maintains a submarine research center at Bayview, the Acoustic Research Detachment.
- Another park feature is the Museum at the Brig, located in the confinement facility of the naval training station. It displays include boot camp, naval, and war memorabilia, as well as historic prison cells.



Demographics Map



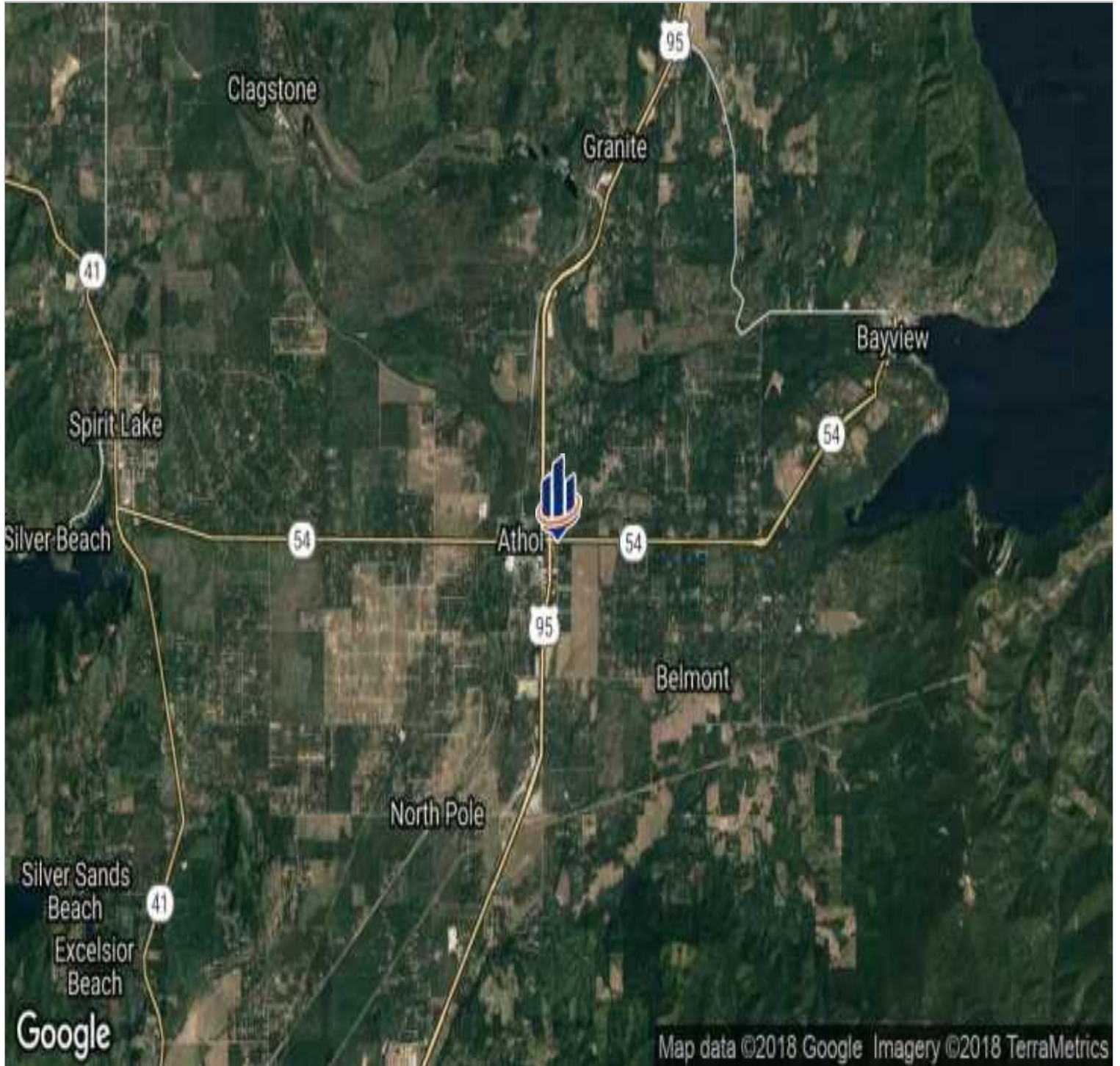
POPULATION	10 MILES	20 MILES	30 MILES
Total population	13,557	135,501	240,992
Median age	45.2	40.4	39.2
Median age (male)	44.7	39.0	38.4
Median age (Female)	45.5	41.6	39.9
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	5,188	55,661	98,536
# of persons per HH	2.6	2.4	2.4
Average HH income	\$64,872	\$59,169	\$58,697
Average house value	\$314,763	\$277,108	\$276,102

* Demographic data derived from 2010 US Census

Additional Photos



Location Maps



Advisor Bio & Contact 1

JOHN J. HILLIER

Senior Advisor



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PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional tenants for both landlords and tenants.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015. Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and racing them in his free time and from time to time you may see him out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers (ICSC)
Institute of Real Estate Management (IREM)
Building Owners and Managers Association (BOMA)
The Urban Land Institute (ULI)

Advisor Bio & Contact 2

TAYLOR GIBBONS

Director Of Operations | Associate Advisor



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WA #118302

PROFESSIONAL BACKGROUND

Taylor Gibbons serves as the Director of Operations and an Associate Advisor at SVN Cornerstone in Spokane, Washington.

Primarily focused on Retail and Hospitality, Taylor is working with National Retail Tenants, National Hospitality Developers and most Major Flags.

He is a member of the SVN Hotels Team.

He works closely with the Managing Brokers Guy Byrd and Matthew Byrd in the development of their SVN Team and the implementation of the SVN Tools and Systems for Growth in their office and in the Spokane market.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He worked for an Engineering firm in Santa Barbara, spent 8 years working in Nuclear Medicine after that and uses all that real world experience to enhance his Commercial Real Estate career.

EDUCATION

The University of California Santa Barbara
Santa Barbara City College
Gonzaga Preparatory School

MEMBERSHIPS & AFFILIATIONS

ICSC: International Council of Shopping Centers Member
Certified Member of The Nuclear Medicine Technology Certification Board (NMTCB)
Certified Member of The American Registry Of Radiologic Technologists (R.T.(CT)(ARRT)
Society of Nuclear Medicine and Molecular Imaging (SNMMI)

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